



**STATE OF WASHINGTON  
Project Review Committee**

January 30, 2023

Tim Payne, Superintendent  
Ephrata School District  
111 – 4<sup>th</sup> Avenue NW  
Ephrata, Washington 98823

**RE: Public Body GC/CM Project - Denial**

Dear Superintendent Payne:

The Project Review Committee (PTC) panel has determined that the Ephrata School District's 2023 project application to use the GC/CM alternative contracting procedure does not meet the criteria established in RCW 39.10.270. Based on the panel's review of your application and subsequent interview on January 26, 2023, the panel offers the following feedback regarding its decision:

1. Project has not been vetted in relation to the overall budget and schedule.
2. Budget & scope shown in application appear to be far apart and not feasible with no stated plan to get them close.
3. The stated schedule is far too aggressive, and the design has progressed too far for the GC/CM to be successful as intended by the RCW.
4. No management plan was provided as requested by the review panel.
5. Applicant did not demonstrate enough required GC/CM experience on the team.
6. Budget Contingencies do not align with the scope of the work and the requirements of the RCW.
7. Inclusion efforts must be reconfigured to realistic participation numbers.
8. Application and presentation did not match creating confusion.

We recommend you work with the team to provide a feasible plan together with scope and budget matching closer and then return for approval.

We thank you for your application and presentation and trust this will not deter you from re-applying for future GC/CM projects. Please contact Talia Baker at 360-790-8322 if you have any questions regarding this process.

Sincerely

A handwritten signature in blue ink, appearing to read "Jeff Jurgensen".

Jeff Jurgensen, Chair  
Project Review Committee

cc: Kyle Twohig, Vice Chair  
PRC Archives